

From the Law Office of Terrence P. Morris, Esq.

Memorandum

To: Neil Cronin Senior Planner
Planning & Community Development

From: Terrence P. Morris, Esquire

Cc: Nadia Khan, Committee Clerk

Date: August 26, 2019

Re: 20 Kinmonth Road: TDM Plan

Background

The site (20 Kinmonth Road) is a 24,302+/- sq. ft. lot containing a building constructed in 1962 to serve the residential needs of seniors in a nursing home setting. It is situated in the village of Waban at the end of a short dead-end street. The former owner closed the facility for financial reasons and sold the property to the petitioner earlier this year. The property is located in the Business 1 (BU1) zoning district. It abuts the MBTA Green Line tracks, the Waban center retail district and the Braeburn Country Club. Immediately abutting the property is a parking lot (2 Kinmonth Road) that contains in excess of sixty (60) parking spaces. On April 25, 2019 the Historical Commission determined that the property was not preferably preserved.

Current Proposal

The petitioner proposes to construct a 24-unit multifamily dwelling with garage parking for 24 cars beneath the building. The development is to be a residential condominium. According to the current parking standards 48 spaces (2 per dwelling unit) would be required. The petitioner is seeking a waiver of 24 spaces under that provision in the ordinance which allows for a reduction by special permit. The parking is to be “unbundled”, i.e., not designated for any unit, which allows use of the spaces to be maximized on an “as-needed” basis for visitors and other short-term use. As the attached photograph indicates and periodic site visits have confirmed the adjacent lot is rarely used for more than 50% of its capacity regardless of time of day or day of the week. Petitioner is in negotiations with the owners of this lot to secure the availability of spaces during off-peak hours (nights and weekends) but used by the residents of and visitors to the condominium.

Transportation Demand Management

Parking management affects vehicle travel demand. The goal of a Transportation Demand Management (TDM) plan is the implementation of measures that are aimed at minimizing the use of single occupancy vehicles and maximizing the use of the available spaces at all times each day. The 1st such measure is for the parking is to be “unbundled”, i.e., not designated for any unit, which allows use of the spaces to be maximized on an “as-needed” basis for visitors and other short-term use. The practice of leasing parking spaces separately from units is a recognized Transportation Demand Management strategy that helps residents balance the costs and benefits of alternative transit. By unbundling parking from unit sales, this project hopes to attract residents with fewer cars (if any), who prefer to get around on foot, bike, or public transit. Unbundled parking provides a financial incentive for the residents to drive less or own fewer cars. The petitioner will not be including a parking space or spaces as part of the sale/purchase of each individual unit.

Beyond unbundling, the project will implement several Transportation Demand Management strategies to educate building residents about alternative transportation modes, reduce private vehicular use, and coordinate programs such as ridesharing.

Public Transportation

One of the most prominent public transportation services provided by the MBTA is located within a five-minute walk from the locus, which is serviced by Waban Station on the Highland branch of the Green Line. To encourage the use of transit by the residents, the petitioner proposes a reimbursement program for the MBTA monthly LINK Pass (value \$84.50/mo.). Along with the creation of the condominium the owner/declarant will establish a reimbursement program set forth in the condominium budget, rules and regulations, which provides for a 100% reimbursement for the purchase of a monthly LINK pass. This program would require proof of purchase and be in place for a period of 2 years, at which time it would expire. The program would be administered by the private company which will have responsibility for the management of the condominium and functioning as the transportation coordinator (TC) for the building.

Ridesharing/Zip Car

The him him him him him company will promote ridesharing to its residents by way of carpools and vanpools. Information regarding carpooling and its benefits will be distributed to all interested carpoolers. The TC will have and post data related to MassDOT's MassRIDES Program. This information will be posted in common areas and provided by the property manager.

Bicycle Facilities

Major deterrents to bicycle transportation include inadequate parking facilities and fear of theft. Providing secure bicycle racks provides the cyclist with a degree of comfort, knowing their bicycle is safe, and as such more likely to be used as a means of travel to/from work or for recreation. Within the site, secure bike racks and on-site bicycle storage will be provided.